

**Harbour Lane**  
**Milnrow OL16 4EL**  
**ASKING PRICE £257,500**

## A WONDERFULLY WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME, ON A GENEROUSLY SIZED CORNER PLOT IN A HIGHLY SOUGHT AFTER AREA OF MILNROW

**BARTON KENDAL** are pleased to offer for sale this exceptionally presented three bedroom semi-detached property which would make a wonderful family home in a quiet residential area, a stone's throw from Milnrow Cricket Club. The property benefits from a rear conservatory, uPVC double glazing throughout and a gas fired central heating system. There are gardens to the front, side, and rear, with a large traditional garage with a rear store and ample car parking space suitable for a caravan. There is a sophisticated burglar alarm system and CCTV which ensures that the property is well secure.

The property is offered for sale at a very competitive price and early viewing comes highly recommended

### THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### Ground Floor

#### Entrance Porch

#### Hallway – 3.66 x 1.88 metres (12' x 6' 2")

A spacious and airy hallway with natural light. Access to lounge, kitchen and first floor accommodation. Light oak veneer laminate throughout.

#### Lounge – 3.26 x 3.07 metres (10' 8" x 10' 1")

Good sized main reception room with feature fireplace and surround. Carpeted throughout with French doors providing access to the dining room.

#### Dining Room – 5.55 x 2.85 metres (18' 2" x 9' 4")

Previously extended large dining room with carpet throughout. Anthracite grey radiator. Access to kitchen as well as conservatory through sliding patio doors.

#### Kitchen – 5.55 x 2.10 metres (18' 2" x 6' 11")

A stunning modern kitchen comprising a range of wall and base units in gloss white with complementary chrome handles and dark grey work surfaces. Appliances and key features include double oven, gas hob, extractor hood, stainless steel sink unit with accompanying taps. There is adequate space and plumbing for a freestanding fridge freezer, dishwasher and washing machine. Spotlighting and laminate flooring throughout.

#### Conservatory – 3.31 x 4.29 metres (10' 10" x 14' 1")

Large conservatory with wood flooring throughout and access to the rear garden through double patio doors.



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## First Floor

**Landing** – 2.35 x 1.89 metres (7' 9" x 6' 2")

**Master Bedroom** – 4.29 x 3.06 metres (14' 1" x 10' 1")

Spacious master bedroom with fitted wardrobes overlooking the front of the property. Laminate flooring.

**Bedroom Two** – 3.98 x 3.29 metres (13' 1" x 10' 9")

Second double bedroom with fitted wardrobes overlooking the rear of the property. Laminate flooring.

**Bedroom Three** – 2.35 x 1.89 metres (7' 8" x 6' 2")

A further single bedroom.

**Bathroom** – 4 x 2.1 metres (13' 2" x 6' 11")

Stunning matching four piece family bathroom consisting of low level WC, pedestal hand wash basin, panelled bath and shower cubicle. Grey marbled effect tiled flooring and part tiled walls.



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### Externally

The property benefits greatly from a large corner plot with spacious patio areas to the rear providing a wonderful space for Al Fresco dining. To the side of the property is a detached garage with additional storage within. There is space for numerous cars on a large driveway as well as a good sized side garden currently laid with artificial grass. Situated in a popular residential area of Milnrow, a stone's throw from Milnrow Cricket Club, and within easy reach of all local amenities that Milnrow offers including shops, restaurants and well regarded local schools. Excellent transport links via tram into Manchester and beyond, as well as instant access to the motorway network.

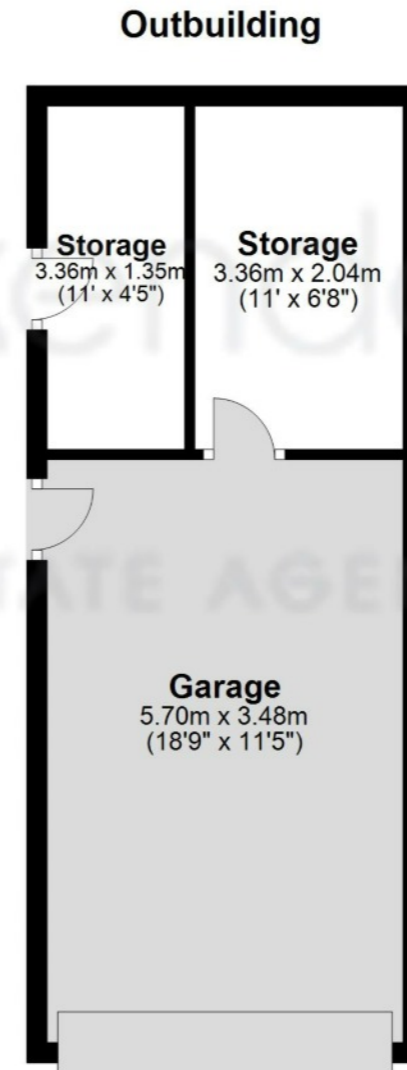
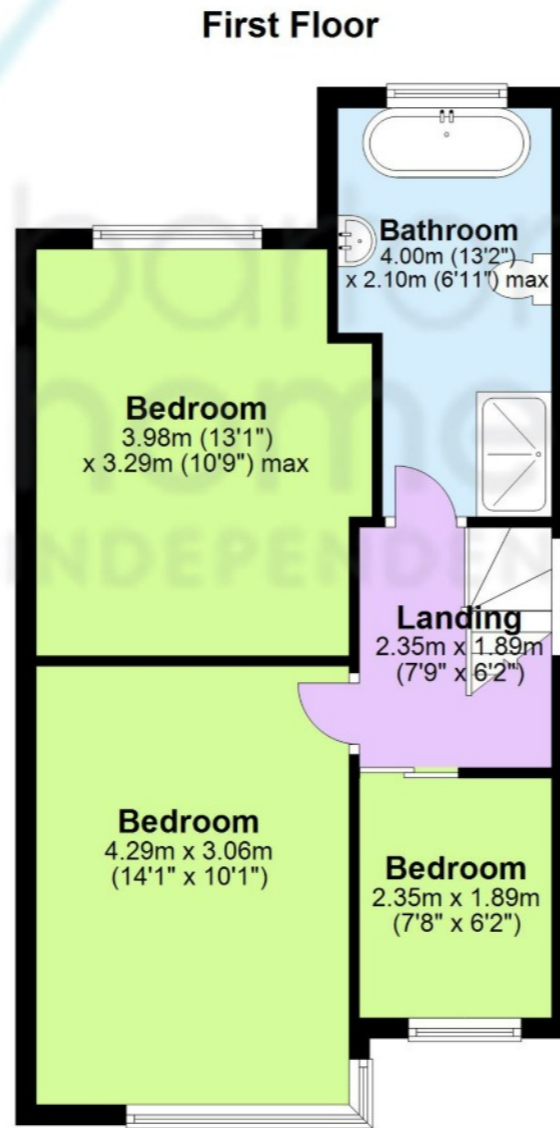
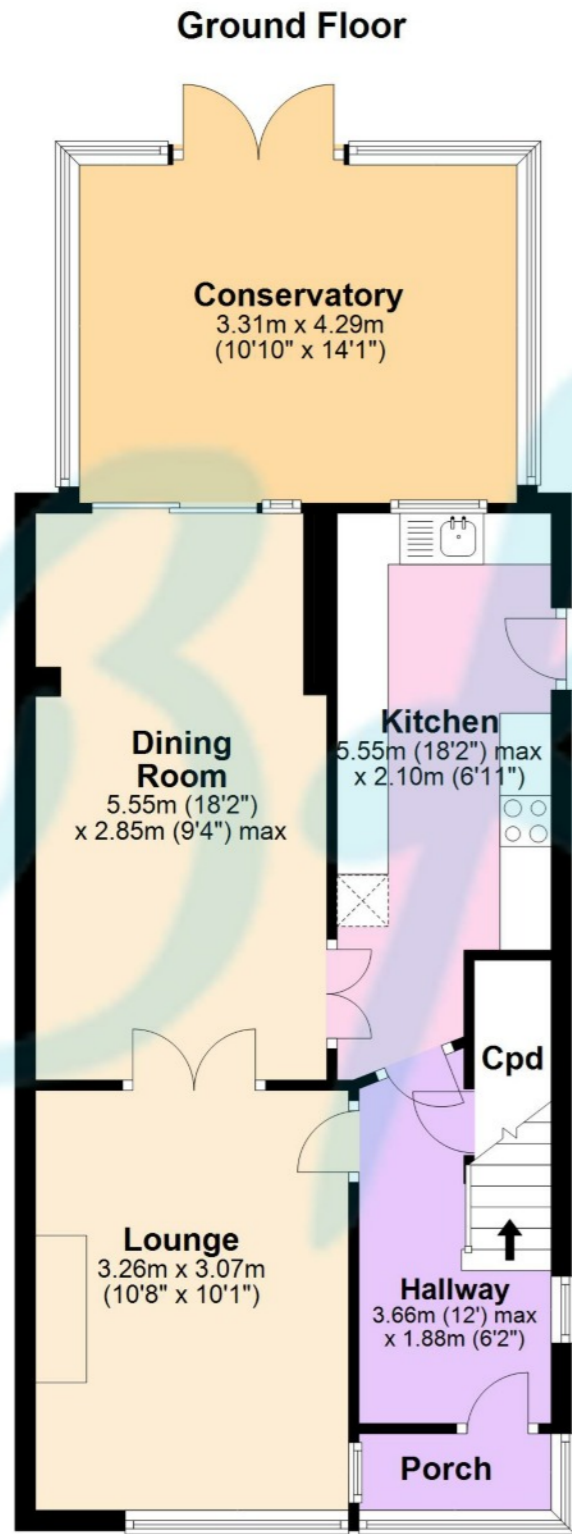
### Council Tax Band

We have been advised that the property is in Council Tax Band C

## VIEWING STRICTLY BY APPOINTMENT WITH JOINT AGENTS BARTON KENDAL



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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Due to a change in the legislation as from 1<sup>st</sup> March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification